

# Falls Church's Urban Village Project

## “City Center”

- ◆ 22 acres on north and south side of Broad Street/Route 7; bounded by Park Avenue, Gibson Street, Washington Street/ Route 29 and Little Falls Street.
- ◆ Predominantly structured parking (similar to Pearson Square/others) desired.
- ◆ Restaurants, shops, farmer's market, recreational/entertainment uses.
- ◆ Range of 600-1000 residential units anticipated; mix of product types.
- ◆ Up to 2+ million total square feet of redeveloped space.
- ◆ Minimum 40/60 commercial/residential mix desired.
- ◆ 24/7 vibrancy, pedestrian friendly, “unique”!
- ◆ Hotel? Grocery store anchor?
- ◆ Phased – 5 to 10 year project.

